



This checklist is to be used for any development within a hillside area as outlined in Section 710 of the Phoenix Zoning Ordinance. For additional information, contact the Development Services Department, 200 West Washington Street, Phoenix, Arizona 85003 or call (602) 262-7811

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 (voice) or (602) 534-5500 (TTY).

Review of: \_\_\_\_\_

Date: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**I. SUBMITTAL REQUIREMENTS:**

- [ ] Submit three (3) sets of Slope Analysis (S.A.) plans and appropriate fees to Development Services Central Log-In, 2<sup>nd</sup> Floor, City Hall. S.A. plans are to include S.A. information on the plans. Two (2) sets\* are sent to S.A. review; one (1) set (half size) is for file copy.

**II. SLOPE ANALYSIS REVIEW INFORMATION:**

The Slope Analysis Plans are to include the following information:

- [ ] \*24" x 36" sheet size with 1/8" minimum lettering.
- [ ] Scale shall be no greater than 1:50 Multiple sheets may be necessary and no additional fees will be required.
- [ ] Indicate two-foot contour lines for slopes less than 20% and five-foot intervals for slopes greater than 20%, and call out the contour interval.
- [ ] For residential development, indicate 10%, 15%, 20%, 25%, 30%, 35%, plus average slope line across the site. For non-residential, indicate 10% average slope line across the site.
- [ ] Provide separate hillside and non-hillside tabulations in your density calculations.
- [ ] Outline property boundaries on plans and note undisturbed areas and disturbed area.
- [ ] Development details (existing or proposed) i.e. roads, lot lines, etc. can be shown on the slope analysis if illustrated as background.
- [ ] Provide slope analysis color diagram showing 10-35% slope lines for residential development.
- [ ] Provide a slope analysis legend.
- [ ] Show all coordinates, property lines, townships, and significant natural features (rock outcroppings, washes, etc.) and identify all city, state, county, and federal lands.
- [ ] Provide any supporting documentation past and present: historical topography, aerial photography, E-mails, reports, archives.
- [ ] Allow contours to extend at least 50 feet outside the property lines.
- [ ] Slope analysis submittal should be generated using topographical contours existing on the site in 1972 or prior. Most historical aerials are available for purchase on the 3<sup>rd</sup> Floor of Phoenix City Hall at the EAS counter.

Put the following information on the lower right hand corner of each sheet:

- [ ] Hillside number (issued at the time of first review) H\_\_\_\_\_
- [ ] Development Services Department's KIVA#\_\_\_\_\_
- [ ] Development Services Department's ENVR#\_\_\_\_\_
- [ ] City Quarter Section #\_\_\_\_\_
- [ ] Zoning\_\_\_\_\_
- [ ] Signature Line:

**SLOPE ANALYSIS APPROVAL, CITY OF PHOENIX**  
Hillside Slope Lines/Categories ONLY approved.

\_\_\_\_\_  
**DATE**

- [ ] **PLACE THE FOLLOWING SLOPE CALCULATIONS ON THE RESIDENTIAL PLANS:**

| Slope of Land | Allowable Density<br>Units/Acre | Acreage in<br>the Slope<br>Category | Product of<br>Density x<br>Acreage | Total # Allowable<br>Hillside Lots | Total # Allowable<br>Non-Hillside Lots |
|---------------|---------------------------------|-------------------------------------|------------------------------------|------------------------------------|--|
| Under 10%     | 5.16                            |                                     |                                    |                                    |  |
| 10% to 14.9%  | 1.80*                           |                                     |                                    |                                    |  |
| 15% to 19.9%  | 1.10*                           |                                     |                                    |                                    |  |
| 20% to 24.9%  | 0.70                            |                                     |                                    |                                    |  |
| 25% to 29.9%  | 0.50                            |                                     |                                    |                                    |  |
| 30% to 34.9%  | 0.30                            |                                     |                                    |                                    |  |
| 35% and Over  | 0.20                            |                                     |                                    |                                    |  |
| <b>TOTAL:</b> |                                 |                                     |                                    |                                    |  |
|               |                                 |                                     |                                    |                                    |  |
|               |                                 |                                     |                                    |                                    |  |

\*Unless Zoning requires less.

- [ ] **TOTAL HILLSIDE AREA:**\_\_\_\_\_ **SQ.FT.**
- [ ] **TOTAL NON-HILLSIDE AREA:**\_\_\_\_\_ **SQ.FT.**

**III. NOTES TO BE PLACED ON PLANS**

- [ ] Lot layouts, roads, residences, driveways, walls, pools, or any other accessory structures/amenities are not approved as part of slope analysis plans.
- [ ] Subdivision design and density requires preliminary site plan approval.